



## **Testimony in Support of House Bill 469**

**November 14, 2018**

Chairman Eklund, Vice Chair Terhar, Ranking Member Williams, and members of the Senate Ways and Means Committee, thank you for the opportunity to provide proponent testimony in support of House Bill 469.

My name is Dave Dickerson, I am the Dayton Market President of the Miller Valentine Group, a General Contractor that provides Development, Construction, and Brokerage services for those seeking to grow their business. With offices located in Dayton and Cincinnati, Ohio, our company has constructed or developed over 100 million square feet of commercial real estate and more than 16,000 multifamily units in more than 20 states. Miller-Valentine Group has been awarded the prestigious national "Developer of the Year Award" by the National Association of Industrial and Office Properties and OSHA's Voluntary Protection Program "STAR" designation – the first general contractor to receive this designation on a statewide level.

Miller Valentine Group is supportive of House Bill 469, which authorizes a new tax credit for insurance companies that is designed to assist property owners in raising needed capital for the development of "transformational mixed use development" ("TD"). The nonrefundable credit equals 10% of the development costs associated with the TD.

Miller Valentine has been assisting the development partners of the Dayton Arcade to transform what is commonly referred to as the most emotional building in Dayton, Ohio. This vacant 400,000 sqft multi-building complex located in the heart of the downtown Dayton's Central Business District will be the most transformational and catalytic mixed use development in the eyes of many Daytonians.

The full re-development plan will recast the Arcade in much the same way it was initially developed in the first decade of the 20th century with a 2020 twist. The redevelopment strategy is designed to reset the economic eco-system in Downtown Dayton. The plan will attract, inspire and capture the innovation economy backfilling many of the surrounding low occupant office towers. As part of the innovation strategy the Arcade will house a 100,000sf university-anchored innovation and entrepreneurial center. The Arcade will also reset vacant first floor space into vibrant place with community-serving retail and restaurants. Upper floors will provide great creative space for affordable and market housing for artists and entrepreneurs. This redevelopment will include a culinary and kitchen incubator program to repopulate the streets with new local concepts while supporting existing small culinary vendor.

The cost to re-develop this complex is in excess of over \$90 million dollars. The development team has been working over three years to secure the funding needed to complete this project. Funding generated by House Bill 469 would help assure the funding needed to commence this project and enable the Dayton community to revitalize a critical asset for our community, which will create jobs and help attract talent back into our downtown core.

Miller Valentine enthusiastically supports this bill. While this bill is narrowly drafted and only a few such projects are likely to be eligible for the credit, we believe that any tax credit supporting transformational development in Ohio is beneficial to the commercial real estate industry and the people of Ohio. Thank you for the opportunity to provide proponent testimony. I am happy to answer any questions that you may have.